



FARMINGTON CITY

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CITY COUNCIL

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CITY MANAGER

AGENDA **PLANNING COMMISSION MEETING** **August 16, 2012**

Public Meeting at the Farmington City Hall, 160 S. Main Street, Farmington, Utah

Study Session: 6:30 p.m. – Conference Room 3 (2nd Floor)
Regular Session: 7:00 p.m. – Council Chambers (2nd Floor)

(Please note: In order to be considerate of everyone attending the meeting and to more closely follow the published agenda times, public comments will be limited to 3 minutes per person per item. A spokesperson who has been asked by a group to summarize their concerns will be allowed 5 minutes to speak. Comments which cannot be made within these limits should be submitted in writing to the Planning Department prior to noon the day before the meeting.)

1. Minutes
2. City Council Report

SUBDIVISION APPLICATIONS

3. Leavitt Properties LLC – (Public Hearing) - Applicant is requesting a recommendation for Schematic Plan and Preliminary PUD Master Plan approval for the Kestrel Bay Townhomes PUD subdivision encompassing .775 acres and consisting of 11 units located at approximately 123 West and 620 South in an R-8 zone. (S-11-12)
4. Shepard Ridge Enterprises, L.C. – Applicant is requesting Preliminary Plat approval and a recommendation for Final Plat approval for the Oakwood Estates Phase 4 subdivision encompassing 7.88 acres and consisting of 4 lots located at approximately North Compton Road and Oakwood Place in an LR-F zone. (S-7-12)
5. Rice Farms Estates, LLC – Applicant is requesting a recommendation for Final Plat approval for the Rice Farms Estates Phase 5 PUD subdivision encompassing 6.0 acres and consisting of 17 lots located at approximately 750 South and 140 East in an LR (PUD) zone. (S-8-12)

CONDITIONAL USE APPLICATION

6. Woodside Homes – (Public Hearing) – Applicant is requesting Conditional Use approval for the operation of a sales office in a model home on property located at 2237 West Rifleman Drive in an AE zone. (C-9-12)

ZONING ORDINANCE TEXT CHANGES

7. Farmington City – (Public Hearing) - Applicant is requesting a recommendation to amend the Zoning Ordinance regarding the demolition of buildings and structures. (ZT-6-10)
8. Farmington City – (Public Hearing) - Applicant is requesting a recommendation to amend the Zoning Ordinance regarding the transfer of lots in exchange for open space off-site or outside the boundaries of a conservation subdivision or PUD, and other miscellaneous changes. (ZT-8-12)
9. Farmington City - Applicant is presenting a first draft of changes to the Zoning & Sign Ordinance regarding electronic message signs in preparation for a future public hearing. (ZT-3-12 & ZT-7-12)

OTHER BUSINESS

10. Miscellaneous, correspondence, etc.
 - a. Approval of new Lagoon ride's height
 - b. Other
11. Motion to Adjourn

Please Note: Planning Commission applications may be tabled by the Commission if: 1. Additional information is needed in order to take action on the item; OR 2. if the Planning Commission feels there are unresolved issues that may need additional attention before the Commission is ready to make a motion. No agenda item will begin after 10:00 p.m. without a unanimous vote of the Commissioners. The Commission may carry over Agenda items, scheduled late in the evening and not heard to the next regularly scheduled meeting.

Posted August 10, 2012


Christy J. Alexander
Associate City Planner